

**Town Square Capital Improvement Program Project Descriptions
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Six Year Resources needed for 2008 - 2013 CIP compared to Six Year Resources needed for 2007 - 2012 CIP

Project Name	2007 -2012 Required Resources (with inflation)	2008 -2013 Required Resources (with inflation)	Change	NOTES
Town Square Capital Projects				
Town Square Acquisition & Predevelopment	\$ -	\$ -	\$ -	Project to be completed in 2007
Town Square Open Space	1,386,571	256,408	(1,130,163)	
Town Square Streets - 4th Ave SW	2,078,938	-	(2,078,938)	Construction phase was moved completely to 2007.
Town Square Streets - 5th, 6th, 150th, 151st	3,503,912	4,449,566	945,654	Construction phase was moved to 2008-2009.
City Hall	4,580,891	57,600	(4,523,291)	
Total	\$ 11,550,312	\$ 4,763,574	\$ (6,786,738)	

2008 - 2013 Capital Improvement Program

Town Square

Funded Projects	Total Project Cost	Prior Years	2007	2008	2009	2010	2011	2012	2013	Future	2008-2013 Six-Year CIP
Town Square Acquisition & Predevelopment	\$ 8,257,492	\$ 7,856,492	\$ 401,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Square Open Space	4,121,806	2,475,290	1,390,108	256,408	-	-	-	-	-	-	256,408
Town Square Streets - 4th Ave SW	2,532,264	261,964	2,270,300	-	-	-	-	-	-	-	-
Town Square Streets - 5th, 6th, 150th, 151st	9,839,017	3,518,336	1,871,115	1,632,419	2,817,147	-	-	-	-	-	4,449,566
City Hall	12,935,248	3,118,648	9,759,000	57,600	-	-	-	-	-	-	57,600
Subtotal All Funded Projects	\$ 37,685,827	\$ 17,230,730	\$ 15,691,523	\$ 1,946,427	\$ 2,817,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,763,574

2008 - 2013 Capital Improvement Program

Town Square

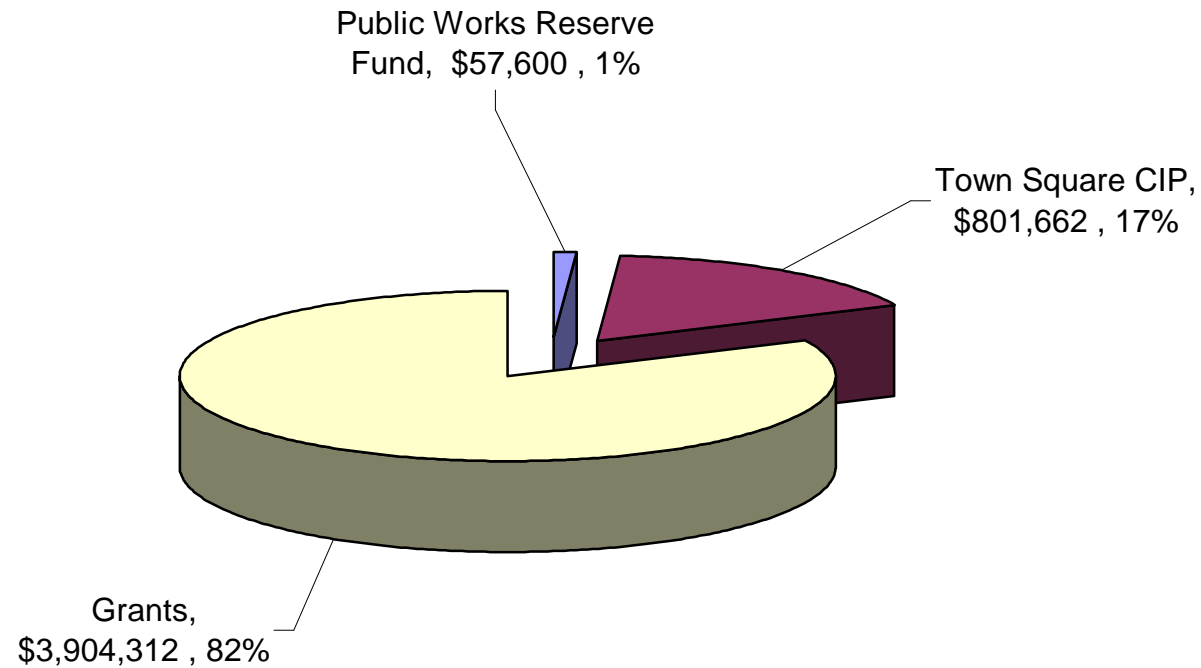
TOTAL FUNDING REQUIREMENTS

	Total Project Cost	Prior Years	2007	2008	2009	2010	2011	2012	2013	Future	2008-2013 Six-Year CIP
Parks & General Government CIP	\$ 1,411,115	\$ 1,151,838	\$ 259,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Fund	723,102	240,633	482,469	-	-	-	-	-	-	-	-
Surface Water Mgmnt CIP	610,000	408,000	202,000	-	-	-	-	-	-	-	-
Town Square CIP	3,665,246	887,584	1,976,000	256,408	545,254	-	-	-	-	-	801,662
Equipment Reserve Fund	450,000	-	450,000	-	-	-	-	-	-	-	-
Public Works Reserve Fund	7,442,535	6,145,260	1,239,675	57,600	-	-	-	-	-	-	57,600
Bond Issue - REET	3,143,558	3,143,558	-	-	-	-	-	-	-	-	-
Bond Issue - 2002	587,995	587,995	-	-	-	-	-	-	-	-	-
Bond Issue - Mitigation Backed	1,541,391	1,541,391	-	-	-	-	-	-	-	-	-
Bond Issue - Banked Property Tax	1,733,801	1,733,801	-	-	-	-	-	-	-	-	-
King County Housing Authority	1,400,000	80,574	1,319,426	-	-	-	-	-	-	-	-
Grants	9,363,089	1,310,096	4,148,681	1,632,419	2,271,893	-	-	-	-	-	3,904,312
Intrafund Loan	-	-	-	-	-	-	-	-	-	-	-
Private	-	-	-	-	-	-	-	-	-	-	-
Land Sales	5,613,995	-	5,613,995	-	-	-	-	-	-	-	-
Total Project Funding Sources	\$ 37,685,827	\$ 17,230,730	\$ 15,691,523	\$ 1,946,427	\$ 2,817,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,763,574

Six year Funding Sources needed for 2008 -2013 Town Square CIP compared to Six year Funding Sources needed for 2007 - 2012 CIP

	2007-2012 Funding Sources	2008-2013 Funding Sources	Change
Parks & General Governmen	771,538	-	(771,538)
Town Square CIP	-	801,662	801,662
Street Fund	30,000	-	(30,000)
Surface Water Mgmnt CIP	-	-	-
Equipment Reserve Fund	-	-	-
Public Works Reserve Fund	-	57,600	57,600
Bond Issue - REET	3,100,000	-	(3,100,000)
Bond Issue - Misc. Revenue B	1,644,592	-	(1,644,592)
Bond Issue - Mitigation Back	-	-	-
King County Housing Autho	1,400,000	-	(1,400,000)
Grants	7,119,824	3,904,312	(3,215,512)
Intrafund Loan	-	-	-
Private	1,520,000	-	(1,520,000)
Land Sales	5,679,076	-	(5,679,076)
Total Project Funding Sourc	21,265,030	4,763,574	(16,501,456)

**2008 - 2013 Capital Improvement Program
Town Square Funding Sources - \$4.8 million**



Town Square Acquisition and Predevelopment

Account Number 314-11-595-10

Work Order Number: 314-9901

Project Description:

This project accounts for visioning and predevelopment costs, along with property acquisitions that have occurred since 2002 to assemble all the properties necessary to develop the City's planned Town Square. One additional parcel is planned for acquisition in 2005 in this category of the Town Square development. Other additional property acquisitions necessary to assemble town square parcels are accounted for in other CIP sheets.

Total Project Cost:

\$ 8,257,492

Basis/Variables/Risks in cost estimate:

Estimated Maintenance and Operating Costs:

Year	2006	2007	2008	2009	2010	2011	2012	2013
Amount	\$	<i>No maintenance costs associated with this project.</i>						

Estimated Schedule/Milestones:

<u>Proj Dev/Planning</u>	<u>Pre-design</u>	<u>Design</u>	<u>Construction</u>	<u>Completion</u>
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Change from Prior CIP:

The total project cost increased by \$473,105 due to \$63,000 increase in 2006 expenditures and \$401,000 for demo, legal, utilities/misc. costs for 2007.

EXPENDITURES	Total	Expenses Prior to Dec 31, 2006	2007	2008	2009	2010	2011	2012	2013	Future
Project Development/Planning	\$ 1,151,238	\$ 1,071,238	\$ 80,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Issuance Costs	14,798	14,798								
Design	-									
Acquisition	7,091,456	6,770,456	321,000							
Construction	-									
TOTAL	\$ 8,257,492	\$ 7,856,492	\$ 401,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES										
Parks & General Government CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Issue - Banked Property Tax	477,516	477,516	-							
Bond Issue - REET	608,415	608,415								
Bond Issue - 2002	587,995	587,995								
Public Works Reserve Fund	5,553,831	5,553,831								
Intrafund Loan	-	-								
Town Square CIP	1,029,735	628,735	401,000							
TOTAL	\$ 8,257,492	\$ 7,856,492	\$ 401,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Town Square Open Space

Account Number 314-11-595-11

Work Order Number: 314-0002

Project Description: Program to construct a 1.2 acre public open space in the Town Square to include an interactive water element, view corridor to Mount Rainier, outdoor performance space, public art features, and a low impact development facility (rain garden).

Total Project Cost: \$ 4,121,806

Basis/Variables/Risks in cost estimate: Specific costs for the final scope of project may change as the design of the overall Town Square proceeds.

Estimated Maintenance and Operating Costs:	<u>Year</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	<u>Amount</u>	\$	125,000	125,000	125,000	125,000	125,000	125,000	125,000

Estimated	<u>Proj Dev/Planning</u>	<u>Pre-design</u>	<u>Design</u>	<u>Construction</u>	<u>Completion</u>
				Q2-2008	Q1-2009

Change from Prior CIP: The total project cost increased by \$259,096 for \$50,000 for Rain garden & 12% inflation for moving out construction from 2007 to 2008.

EXPENDITURES	Total	Expenses Prior to Dec 31, 2006	2007	2008	2009	2010	2011	2012	2013	Future
Project Development/Planning	\$ 93,040	\$ 79,515	\$ 13,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Issuance Costs	23,492	23,492								
Design	292,000	232,841	59,159							
Acquisition	1,386,800	1,386,800								
Construction	2,326,474	18,232	381,768	1,926,474						
TOTAL	\$ 4,121,806	\$ 1,740,880	\$ 454,452	\$ 1,926,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES										
Parks & General Government	\$ 741,474	\$ 670,792	\$ 70,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Issue - REET	1,723,924	1,723,924								
King County Housing Authority	1,400,000	80,574	1,319,426							
Intrafund Loan	-	-								
Town Square CIP	256,408			256,408						
TOTAL	\$ 4,121,806	\$ 2,475,290	\$ 1,390,108	\$ 256,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Town Square Streets - 4th Ave SW Improvements

Account Number 314-11-595-14

Work Order Number: 314-0005

Project Description:

Reconstruct 4th Avenue SW between the intersections of SW 150th and SW 152nd Streets to provide improved intersection performance and improved non-motorized facilities. Project improvements include curb, gutter and sidewalk on the west side of the street, new turn lanes at SW 152nd, SW 151st, and SW 150th Streets, and new signals at SW 153rd and SW 150th Streets and signal modification at SW 152nd Street. Other improvements include illumination, drainage landscaping, installation of pedestrian amenities, and utility improvements.

Total Project Cost:

\$ 2,532,264

Basis/Variables/Risks in cost estimate:

Appropriation amounts and scheduling may change as the Town Square Project progresses. Utility conversion costs are not included in the project costs. Utility undergrounding agreements are necessary for utility relocations.

Estimated Maintenance and Operating Costs:

Year	2006	2007	2008	2009	2010	2011	2012	2013
Amount	\$		<i>Unknown at this time.</i>					

Estimated Schedule/Milestones:Proj Dev/PlanningPre-designDesign
Q4-2007Construction
Q1-2008Completion
Q3-2009

No Change.

Change from Prior CIP:

EXPENDITURES	Total	Expenses Prior to Dec 31, 2006	2007	2008	2009	2010	2011	2012	2013	Future
Project Development/Planning	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pre-design	-									
Design	393,326	240,537	152,789							
Right-of-way Acquisition	60,000	21,427	38,573							
Construction	2,078,938		2,078,938							
TOTAL	\$ 2,532,264	\$ 261,964	\$ 2,270,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES										
Street Fund	\$ 723,102	\$ 240,633	\$ 482,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal (STP) Grant for 4th Ave	814,039		814,039							
Land Sales	304,215		304,215							
Federal Appropriation	467,577		467,577							
Surface Water Management	202,000		202,000							
Public Works Reserve	21,331	21,331								
TOTAL	\$ 2,532,264	\$ 261,964	\$ 2,270,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Town Square Streets - 5th Ave, 6th Ave, 150th St & 151st St Improvements

Account Number 314-11-595-12

Work Order Number: 314-0003

Project Description:

Construct the extension of 6th Avenue SW from SW 152nd to 150th Street, and SW 151st Street from 4th Ave SW to 6th Ave SW and 5th Ave SW from SW 150th to SW 152nd Street to provide improved circulation within the central downtown areas. Project improvements include curb, gutter and sidewalk, new turn lanes, intersection improvements at SW 150th St and at 6th Avenue SW. Other improvements include illumination, drainage, landscaping, installation of pedestrian amenities, and utility improvements.

Total Project Cost:

\$ 9,839,017

Basis/Variables/Risks in cost estimate:

Specific costs per site could change as scope is developed by the City Council. Utility conversion costs are not included in the project costs. Other variables include the right-of-way costs for the Bartell's lease; Stroebel property; and demolition and hazardous material removal costs which will need to be re-estimated following completion of the hazmat study.

Estimated Maintenance and Operating Costs:

Year	2006	2007	2008	2009	2010	2011	2012	2013
Amount	\$	Unknown at this time.						

Estimated Schedule/Milestones:

<u>Proj Dev/Planning</u>	<u>Pre-design</u>	<u>Design</u> Q4-2007	<u>Construction</u> Q1-2008	<u>Completion</u> Q3-2009

Change from Prior CIP:

The project cost was increased by \$1,212,044 due to the \$675,000 for property settlement costs and \$545,254 due to shifting construction phase to 2008-2009 and inflating by 12%.

EXPENDITURES	Total	Expenses Prior to Dec 31, 2006	2007	2008	2009	2010	2011	2012	2013	Future
Developer Coordination	\$ 288,000	\$ 288,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Issuance Costs	21,005	21,005	-							
Design Phase	597,553	557,650	39,903							
Right-of-way Acquisition	3,115,000	1,341,354	1,773,646							
Construction Phase	5,817,459		100,312	2,900,000	2,817,147					
TOTAL	\$ 9,839,017	\$ 2,208,009	\$ 1,913,861	\$ 2,900,000	\$ 2,817,147	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES										
Town Square CIP	\$ 1,479,103	\$ 258,849	\$ 675,000	\$ -	\$ 545,254	\$ -	\$ -	\$ -	\$ -	\$ -
State CTED Funding	2,000,000	1,310,096	689,904							
Federal Appropriation	2,954,312			1,632,419	1,321,893					
Bond Issue - Mitigation Backed	1,541,391	1,541,391								
Surface Water Management	408,000	408,000								
Bond Issue - Banked Property Tax	-									
Federal STP grant	950,000				950,000					
Land Sales	506,211		506,211							
TOTAL	\$ 9,839,017	\$ 3,518,336	\$ 1,871,115	\$ 1,632,419	\$ 2,817,147	\$ -	\$ -	\$ -	\$ -	\$ -

Account Number 314-11-595-13

Work Order Number: 314-0004

Basis/Variables/Risks in cost	Final costs and designs still need to be determined especially for parking, quality of building and final square footage. These original pre-design estimates were originally created as part of a joint building with PSESD. These will need to be updated with the Library program.
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Estimated Maintenance and Operating Costs:	Year	2006	2007	2008	2009	2010	2011	2012	2013
	Amount	\$	<i>When design is complete, a more accurate estimate of these costs will be available.</i>						

Estimated Schedule/Milestones:	<u>Proj Dev/Planning</u>	<u>Pre-design</u>	<u>Design</u>	<u>Construction</u>	<u>Completion</u>
			Q1-2007	Q4-2007	Q1-2009

Change from Prior CIP:

		Expenses Prior to								
EXPENDITURES	Total	Dec 31, 2006	2007	2008	2009	2010	2011	2012	2013	Future
Temporary City Hall	\$ 640,000	\$ 167,082	\$ 415,318	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Issuance Costs	28,174	28,174								
Design Phase	1,164,029	362,579	801,450							
Acquisition	826,197	826,197								
Construction Phase	10,276,848		10,276,848							
TOTAL	\$ 12,935,248	\$ 1,384,032	\$ 11,493,616	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES										
Parks & General Government CIP	\$ 669,641	\$ 481,046	\$ 188,595	\$ -	\$ -	\$ -			\$ -	\$ -
Land Sales	4,803,569		4,803,569							
Bond Issue - Banked Property Tax	1,256,285	1,256,285								
Bond Issue - REET	811,219	811,219								
Equipment Reserve Fund	450,000		450,000							
State Appropriation - Parking	1,600,000		1,600,000	-						
Public Works Reserve Fund	1,867,373	570,098	1,239,675	57,600						
Town Square CIP	900,000		900,000							
Banked Property Tax	577,161		577,161							
TOTAL	\$ 12,935,248	\$ 3,118,648	\$ 9,759,000	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -